

STAFF REPORT

14

CASE NUMBER: P. D. 08-312 CC **L.U.C.B. MEETING:** June 12, 2008

DEVELOPMENT NAME: SHELBY DRIVE/GERMANTOWN ROAD PLANNED DEVELOPMENT,
3RD AMENDMENT

LOCATION: North side of E. Shelby Drive; +/-1,643 feet east of Riverdale Road

OWNERS OF RECORD: Eulyse M. Smith, et al

APPLICANT: Mickell Lowery

REPRESENTATIVE: ETI Corporation

REQUEST: Planned development amendment to allow a Community Recreation Center

AREA: 6.42 Acres

EXISTING LAND USE & ZONING: Vacant land currently governed by Shelby Drive/Germantown Road Planned Development, 2nd Amendment(P.D. 05-353 CC).

SURROUNDING LAND USES AND ZONING:

North: Single family homes in Yorktown Village Subdivision in Single Family Residential(R-S8) District.

East: Memphis & Shelby County Public Library in the Agricultural(AG) District.

South: Single family homes in the Village of Knots Landing Subdivision.

West: Retail store within this planned development, vacant land and a bank building in the Planned Commercial(C-P) District.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval with Conditions

Staff: Brian Bacchus

E-mail: brian.bacchus@memphistn.gov

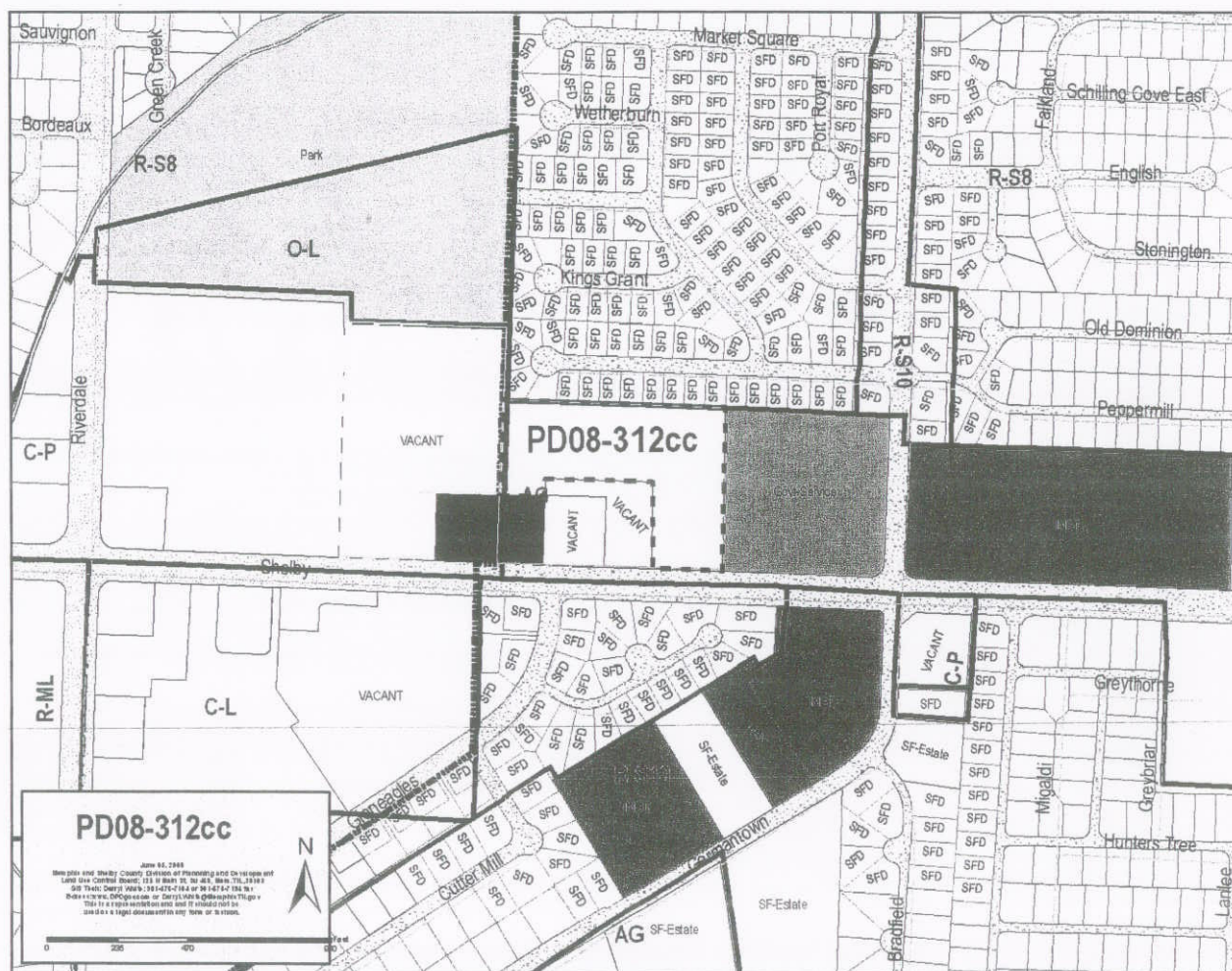
CONCLUSIONS:

1. The subject property is a 6.42 acre tract of vacant land located at the north side of a major road, E. Shelby Drive directly across from Gleneagles Drive in Oakhaven-Parkway Village Planning District. The west property line of the property is the City of Memphis limits in southeast Shelby County with available urban services and adequate facilities.
2. This application seeks an amendment to Parcels 'A', 'B' & 'C' to allow a community recreation center building on an L-shaped parcel located adjacent to a public library. The original Outline Plan did not allow a community recreation center, but is compatible with surrounding land use and zoning.
3. A community recreation center land use at this location is appropriate, but careful consideration should be given to the north property line adjacent to single family homes. The mature trees and vegetation along this north property line shall be preserved and maintained and not disturbed as illustrated on the Landscape Plan.
4. This land use at this location can be supported, because existing and proposed land uses are compatible to a recreation center with indoor sports activities. The land use complements an area with no such facility as well as adjacent single family residential neighborhoods.
5. The site plan does not take into consideration internal circulation requirements to the balance of the property. This amendment is supported with internal circulation provided as required by the approved Concept Plan.

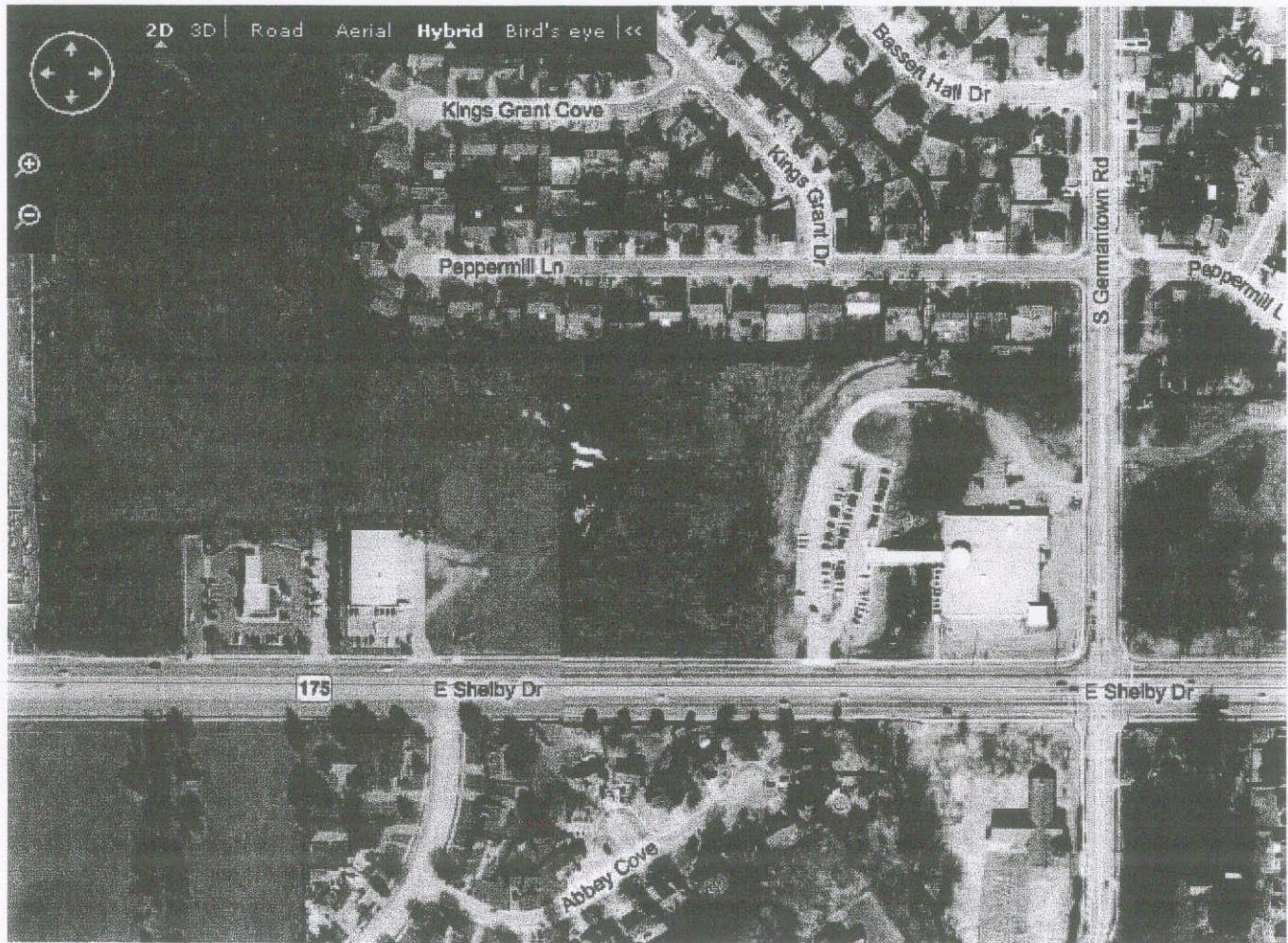
860
Feet
N

This map is not a legal survey nor is it warranted as to its completeness or accuracy. The data contained herein is from a variety of digital sources which do not necessarily align as they should. The user is cautioned to check with Planning & Development before making any decision based on its content.

ZONING & LAND USE:



AERIAL VIEW:
(Hybrid View)



SUBJECT PROPERTY:
(Bird's Eye View)



PRELIMINARY SITE PLAN
COMMUNITY RECREATION CENTER
MEMPHIS, TENNESSEE

TOTAL AREA: 6.42 AC.
 WARD 002, BLOCK 55, & PARCEL NO. 00674
 No. OF LOTS: 1
 100 YEAR FLOOD ELEV: N/A
 DEVELOPED BY:
MICHEL LOWERY
2035 MONTREAL DRIVE
MEMPHIS, TENNESSEE 38134
 PREPARED BY:
MEMPHIS & SHELBY COUNTY PLANNING & LANDSCAPE ARCHITECTS

SITE DATA	
TOTAL SITE AREA:	6.42 AC. (279,300 S.F.)
USEABLE AREA:	7,659 S.F.
PARKING REQUIRED:	237 SPACES (1,500 S.F.)
PARKING PROVIDED:	233 SPACES
HANDICAP IN SPACES:	7 SPACES
HANDICAP PROVIDER:	105 (M.450 S.F.)
RECREATION AREA:	105 (M.450 S.F.)
WATERWAY AREA:	26
* A/R:	26

NOTES:
 CITY OF MEMPHIS (LOCATED AT 91°)
 NORTHEAST CORNER OF SHELBY DRIVE AND
 OLD COLUMBIAN ROAD, FL-54517

FLOOD AREA:
 THIS PROPERTY IS NOT LOCATED WITHIN AN
 AREA DESIGNATED AS A "SPECIAL FLOOD
 HAZARD AREA" AS SHOWN ON FEMA FLOOD
 INSURANCE RATE MAP NUMBER 47150005
 (DATED SEPTEMBER 25, 2007)

SCALE: 1" = 50'

DATE: 4/30/08 E.D. Job No. 08027-20 Sheet: 1 of 1

[illegible]

SOUTH BUILDING ELEVATION:



SOUTH BUILDING ELEVATION

PRELIMINARY SITE PLAN

**COMMUNITY RECREATION CENTER
MEMPHIS, TENNESSEE**

TOTAL AREA: 6.42 AC.

WARD: 002, BLOCK: 55, & PARCEL No: 00674

No. OF LOTS: 1

100 YEAR FLOOD ELEV.: N/A

DEVELOPED BY:

MICKELL LOWERY

2035 MONTREAT DRIVE

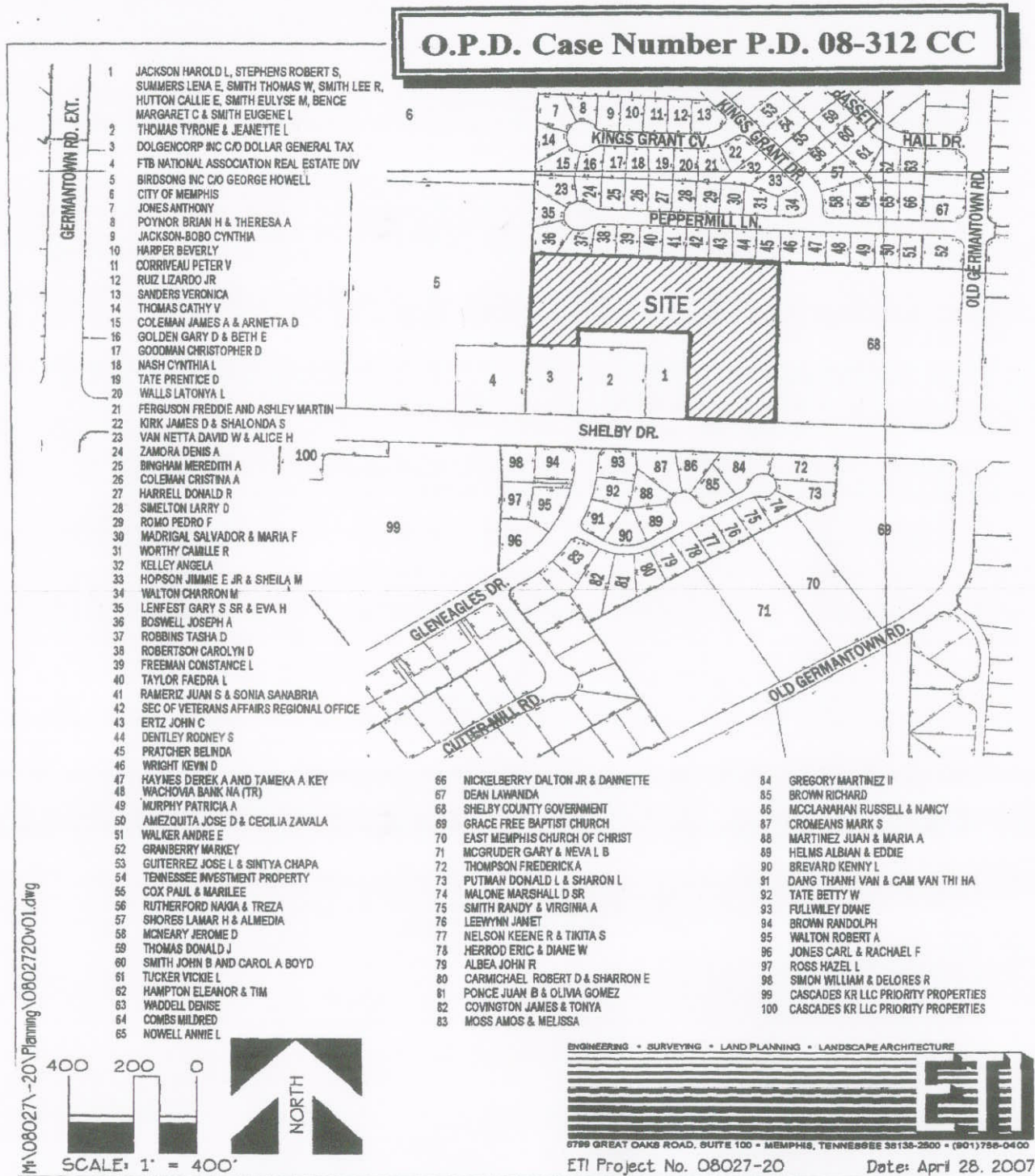
MEMPHIS, TENNESSEE 38134

PREPARED BY:

MEMPHIS, TENNESSEE 38134

DATE: 4/30/08 CTR Job No. 08027-20 Sheet 2 of 3

VICINITY & OWNERSHIP:



STAFF ANALYSIS:

Site Description

The subject property is a 6.42 acre tract of vacant land located at the north side of a major road, E. Shelby Drive directly across from Gleneagles Drive in Oakhaven-Parkway Village Planning District. The site is east of another major road, Riverdale Road and west of Old Germantown Road at the eastern boundary of the City of Memphis. The west property line of the property is the City of Memphis limits in southeast Shelby County with available urban services and adequate facilities.

The original Outline Plan is 15.87 acres with road frontage, curb, gutter and sidewalk. This application seeks an amendment to Parcels 'A', 'B' & 'C' to allow a community recreation center building on an L-shaped parcel located adjacent to a public library. This portion of the original Outline Plan will have 265 linear feet of frontage on E. Shelby Drive with 539.50 feet of depth. The original Outline Plan did not allow a community recreation center, but is compatible with surrounding land use and zoning.

Area Overview

The surrounding land use and zoning is primarily retail commercial development at the northeast and southeast corners of the intersection of Shelby Drive and Riverdale Roads in the C-P District and the Village of Bennington Planned Development(P.D. 84-385 CC). This retail accounts for approximately 320,000 square feet of retail and office use, not including the vacant land to the south.

The land use to the north is public facilities for new Fire Station #55 and Heroes Park in the O-L and R-S8 Districts. Directly adjacent to this site is a bank building within Shelby Center Shopping Center C-P and a small retail store within this Outline Plan for Shelby Drive/Germantown Planned Development(P.D. 99-300 CC) approved primarily for institutional land use.

There are single family homes to the northeast and adjacent to the subject property in Yorktown Village Subdivision in R-S8 District zoning and at the south side of E. Shelby Drive at Gleneagles Drive in Village of Knot Landing Subdivision. Farther to the east at Old Germantown Road is East Shelby Branch Library and church properties at immediate corner of the intersection, including a C-P plan approved for an office/daycare building. The land use in this area has developed in a manner to provide protection for single family homes from the neighborhood community center at the major road intersection.